



**For Sale** ±18,200 SF Free Standing Building  
**For Lease** ±10,713 SF (Take all or part)

# R&D/Flex Space Available

360 Chadbourne Road | Fairfield, CA

## Highlights



Highly improved R&D Flex/Office & Retail Showroom with warehouse in the rear



Convenient freeway access to I-80, I-680 and Hwy 12 (Equi-distant between San Francisco and Sacramento)



Power:  
800 Amps @ 120/208 Volts  
3 Phase 4 Wire



Four (4) 12' x 14' Roll-Up Doors



Clear Height 19'



Attractive rear loading



Sprinklered

## Contact Brokers



Accelerating success.

**Bret DeMartini, CCIM**  
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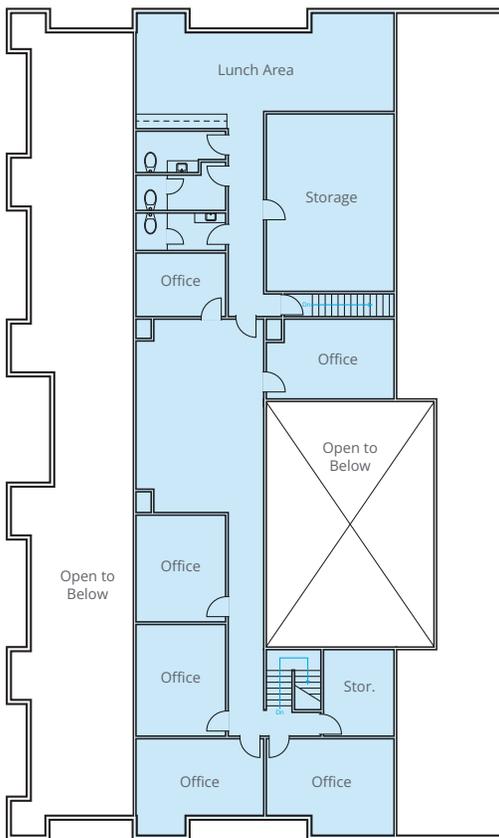


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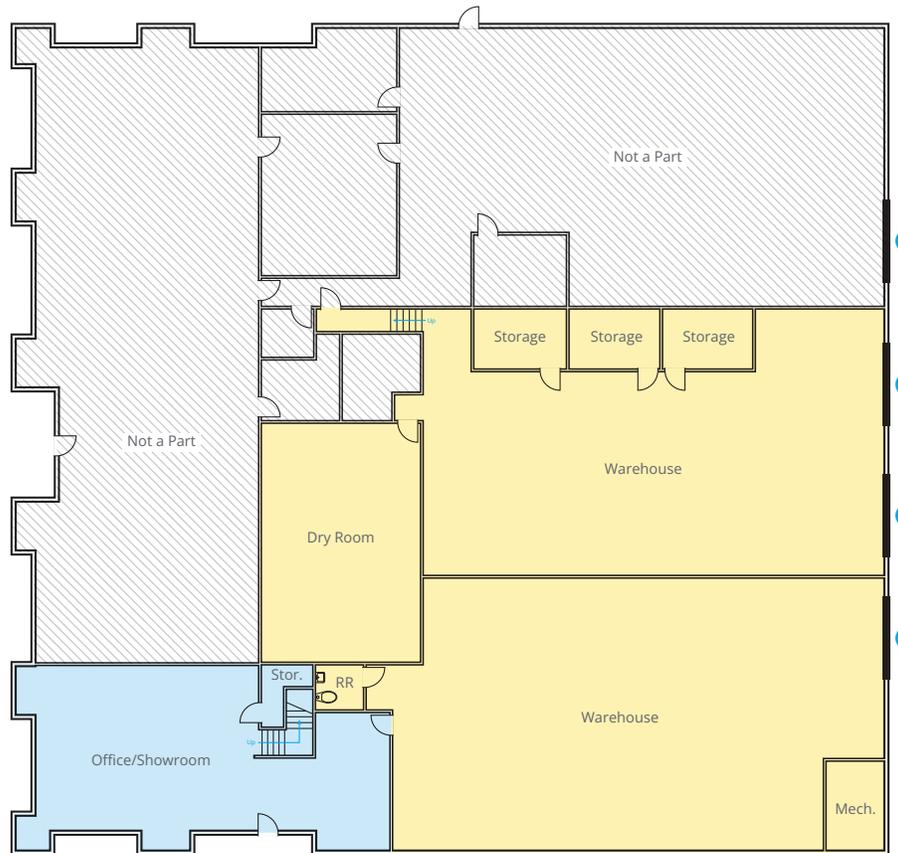
# Floor Plan

	Office		Warehouse		Roll-Up Door		Not a Part
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## Second Floor

±3,178 SF of Office



## First Floor

±6,355 SF combined warehouse area and  
±1,180 SF of office/showroom area.

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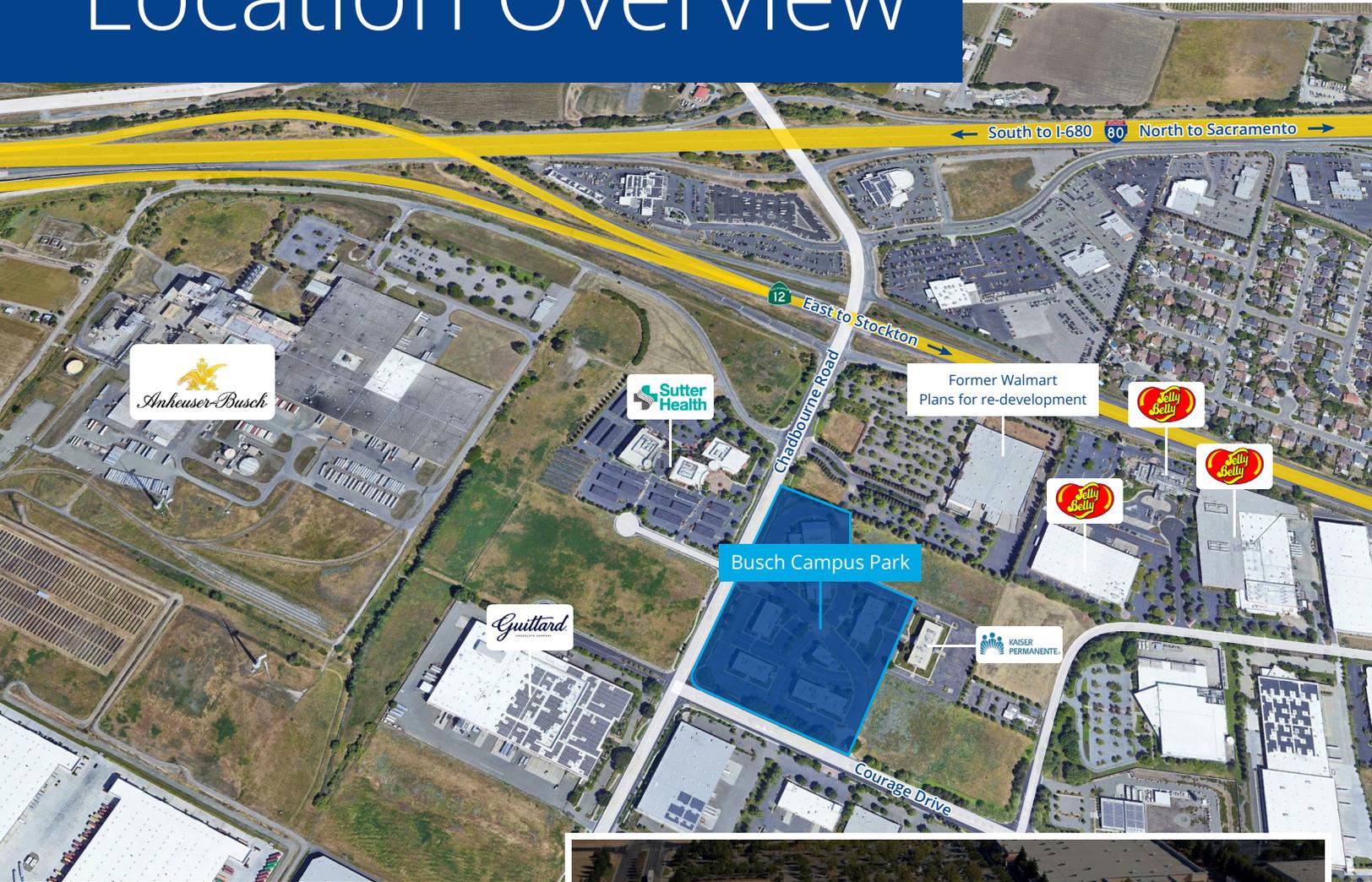
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# Location Overview



## Location Highlights



Centrally located  
in Fairfield



- 39.0 mi to Oakland
- 44.1 mi to Sacramento
- 45.0 mi to San Francisco
- 54.6 mi to Stockton
- 74.0 mi to San Jose



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